

WARRICK COUNTY COMMISSIONERS ORDINANCE # 22-02

PLAN COMMISSION DOCKET # PC-R-21-11

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF
WARRICK COUNTY, INDIANA

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the C-4 and PUD w/C-4, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of Lot 1 in High Pointe Centre North Section 4 P.U.D., as per plat thereof recorded in Document No. 2016R-011732 in the Office of the Recorder of Warrick County, Indiana, and part of Lot 40 of High Pointe Centre North Section 2, Phase 2, as per plat thereof, recorded in Document No. 2008R-009883 in said Office of the Recorder, all of the above being part of the Southwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, in Ohio Township, Warrick County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 22; thence along the north line thereof, South 89 degrees 25 minutes 35 seconds East 359.35 feet to the northwest corner of Lot 1 in said High Pointe Centre North Section 4 P.U.D., said point being the **POINT OF BEGINNING**; thence South 89 degrees 25 minutes 35 seconds East 162.89 feet; thence South 00 degrees 31 minutes 04 seconds West 132.00 feet; thence North 89 degrees 25 minutes 36 seconds West 66.31 feet to the northeast corner of Lot 40 in said High Pointe Centre North Section 2, Phase 2; thence along the east line of said Lot 40, thence South 00 degrees 31 minutes 04 seconds West 236.49 feet to the southeast corner of said Lot 40, said point being on the north right-of-way line of High Pointe Drive; thence along the boundary of said Lot 40 the following 5 calls: North 89 degrees 28 minutes 56 seconds West 225.22 feet; thence North 82 degrees 38 minutes 22 seconds West 100.72 feet; thence North 89 degrees 28 minutes 56 seconds West 40.65 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a delta angle of 89 degrees 59 minutes 15 seconds from which the long chord bears North 44 degrees 29 minutes 19 seconds West 70.70 feet; thence along the arc of said curve 78.53 feet; to the west line of said Lot 40, said point also being on the east right-of-way of Bell Road; thence along said right-of-way line, North 00 degrees 30 minutes 19 seconds East 128.02 feet to a corner of Bell Road right of way conveyed to Warrick County, recorded in Document No. 2018R-009111 in said office of the Recorder; thence leaving said boundary of Lot 40 and along said right of way the following 2 calls, South 89 degrees 29 minutes 41 seconds East 10.00 feet; thence North 00 degrees 30 minutes 19 seconds East 46.88 feet to the north line of said Lot 40; thence along the north line thereof, South 89 degrees 25 minutes 36 seconds East 240.57 feet to a corner of Lot 1 in said High Pointe Centre North Section 4 P.U.D.; thence along the west line of said Lot 1 the remaining calls, North 09 degrees

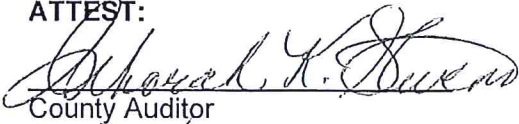
03 minutes 06 seconds East 31.17 feet; thence North 37 degrees 43 minutes 48 seconds East 54.60 feet; thence North 32 degrees 24 minutes 43 seconds East 32.75 feet; thence North 25 degrees 21 minutes 23 seconds East 32.85 feet to the point of beginning, containing 122,197 square feet (2.81 acres) more or less.

Which real estate is now zoned and classified as part of the C-4 and PUD w/C-4 District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall and the same is hereby rezoned and reclassified from said C-4 and PUD w/C-4 District to said PUD w/C-4 District.


Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

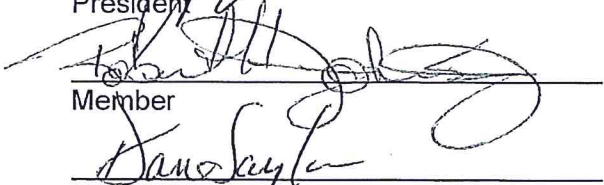
Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

ATTEST:


County Auditor

2/15/22
Date Approved

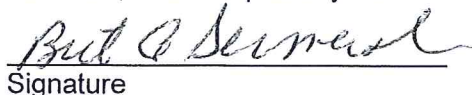

President


Member


Member

BOARD OF COMMISSIONERS OF
WARRICK COUNTY, INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


Signature

Bret A. Sermersheim
Printed Name

This document prepared by Bret A. Sermersheim of Morley and Associates, Inc.

FILED

NOV 04 2021

WARRICK COUNTY
AREA PLAN COMMISSION